



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

APPENDIX A - MAPS

BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



EXISTING ZONING MAP



NOTES:

The Existing Zoning Map details the current zoning classifications for the NCD Area as of the publication date of the Beacon Hill Area NCD Plan. The zoning classifications dictate the allowable uses and development standards required by the *Unified Development Code (UDC)*. Article III of the UDC gives specific definitions, allowable uses, and specific development criteria for each of the zoning classifications found within this district.

LEGEND

- Beacon Hill Area NCD Boundary
- R6 Single Family Residential District
- R4 Single Family Residential District
- RM4 Mixed Residential District
- MF33 Multi-family Residential District
- O2 Office District
- C1 Commercial District
- C2 Commercial District
- C3 Commercial District
- I1 Industrial District
- Parks
- Neighborhood Conservation Districts
- Historic Districts
- Railroads



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

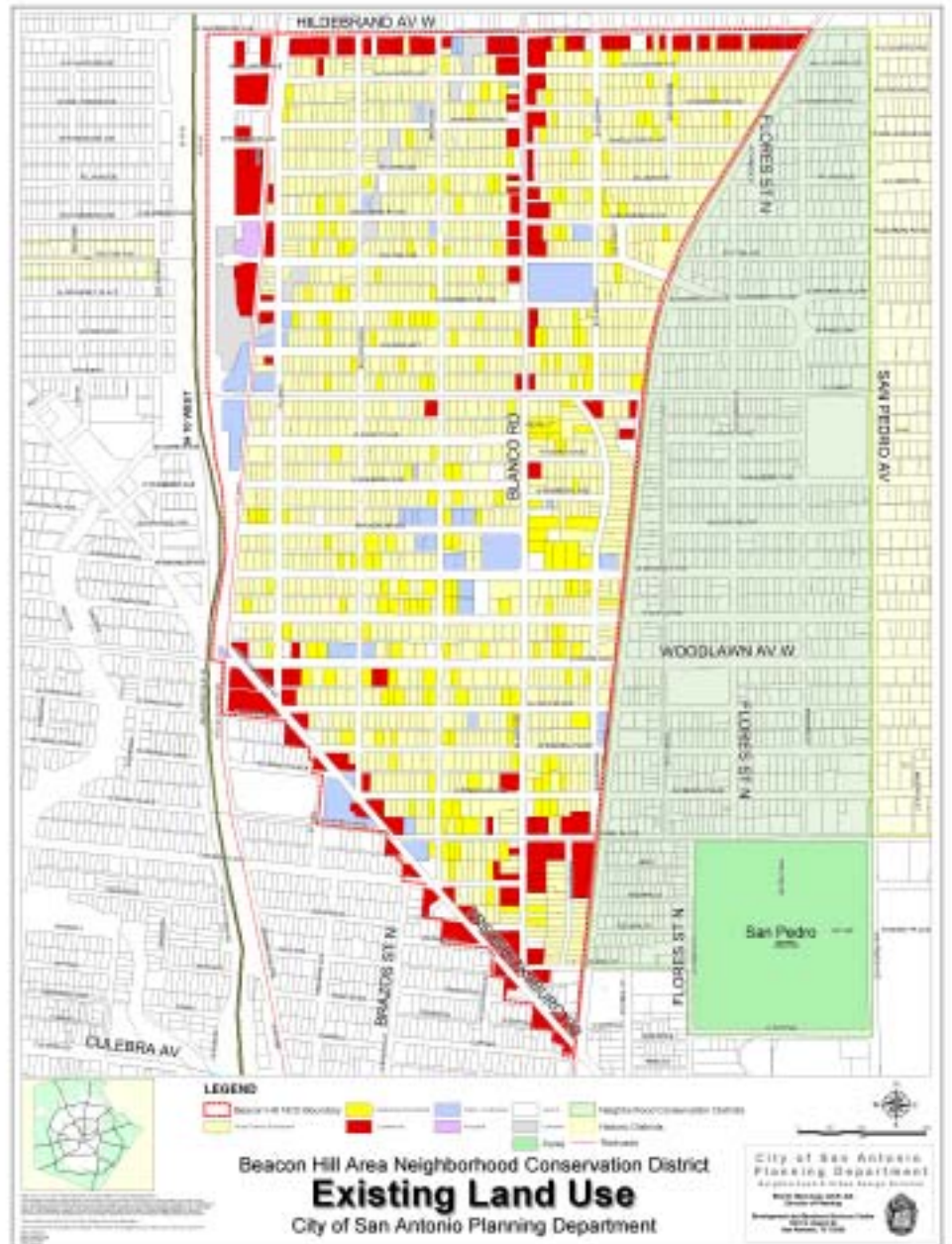
NOTES:

The Existing Land Use Map depicts how the land is actually being used or the activities that occur on a parcel of land. Existing land use may not conform to the current zoning due to pre-existing non-conforming use rights and / or pre-existing conditional zoning.

LEGEND

- Beacon Hill Area NCD Boundary
- Single Family Residential
- Multi-family Residential
- Commercial
- Public / Institutional
- Industrial
- Vacant
- Unknown
- Parks
- Neighborhood Conservation Districts
- Historic Districts
- + + + + Railroads

EXISTING LAND USE MAP



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT











QUALIFYING / NON-QUALIFYING PARCELS MAP



NOTES:

The Qualifying / Non-qualifying Parcels Map refers to the categorization of parcels according to the age of the structure located on each parcel. Parcels colored blue represent parcels containing structures that are at least 25 years of age or older. The parcels colored in pink have structures that are less than 25 years of age and grey-colored parcels represent structures of an unknown age. In accordance with UDC Section 35-335 (Neighborhood Conservation Districts Enabling Ordinance), proposed NCDs must have 75% of the land area containing structures that are at least 25 years old or older and 75% of the land area presently improved. The Beacon Hill Area NCD meets these requirements with 92.1% of the land area containing structures that are 25 years old or older and 95.4% of the land area presently improved.

LEGEND

-  Beacon Hill Area NCD Boundary
-  Qualifying (Structure 25 yrs or older)
-  Non-qualifying (Structure less than 25 yrs old)
-  Unknown (Year built is unknown)
-  Parks
-  Neighborhood Conservation Districts
-  Historic Districts
-  Railroads









BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

NOTES:

The Adjacent NCD / Historic Districts Maps depicts the existing NCD (Alta Vista NCD (NCD-2)) and the existing Historic Districts in the area. The geography of these districts illustrate the consistency of effort from the area's neighborhoods to implement preservation techniques to maintain the character.

LEGEND

-  Beacon Hill Area NCD Boundary
-  Beacon Hill Area NCD Parcels
-  Parks
-  Neighborhood Conservation Districts
-  Historic Districts
-  Railroads

ADJACENT NCD / HISTORIC DISTRICTS MAP



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



RESIDENTIAL BUILDING MATERIALS MAP

NOTES:

The Residential Building Materials Map refers to the type of exterior material found on residential structures throughout the neighborhood. The dispersion and frequency of the various materials suggests that there was a consistent use of wood clapboard siding at a particular point in the development of this area, however over the course of time a variety of other materials were introduced. This may be attributed to variations of architectural styles and/or introduction of new styles.



LEGEND

- Beacon Hill Area NCD Boundary
- Stucco
- Stone
- Wood Clapboard
- Vinyl
- Asbestos
- Wood Shingle
- Brick
- Other
- Parks
- Neighborhood Conservation Districts



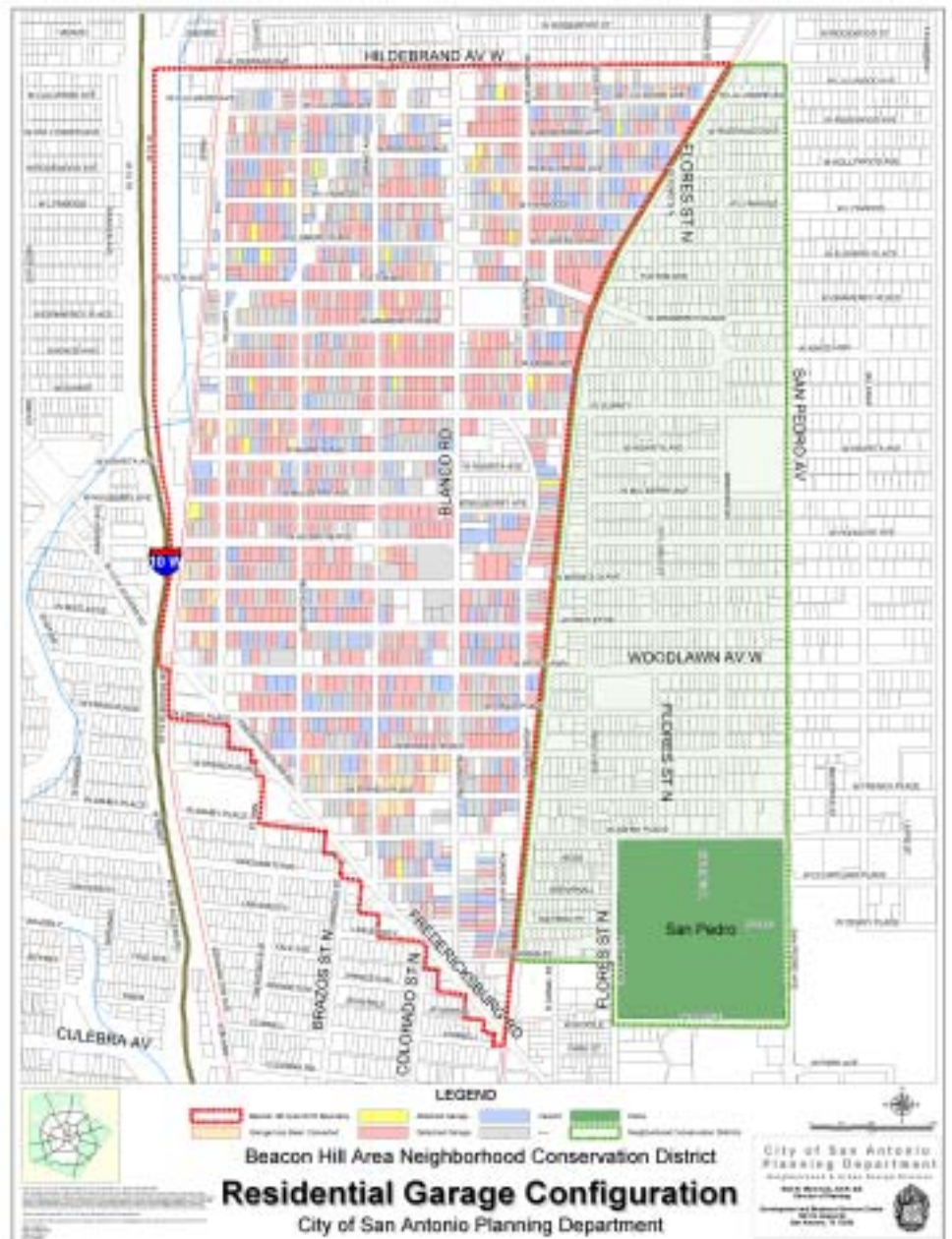
BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



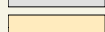





NOTES:

The configuration of the garages and auto storage structures on residential parcels was a point of interest throughout the designation process. The associated map depicts a pattern of detached garages and parcels having no garages at all. As time progressed and automobile ownership became more common-place, structures were added and attached to the original dwelling structure, and the construction of carports began to be more common. The most common condition remains parcels with detached garages placed to the rear of the primary dwelling structure and dwellings with no auto storage structures at all.

RESIDENTIAL GARAGE CONFIGURATION MAP



LEGEND

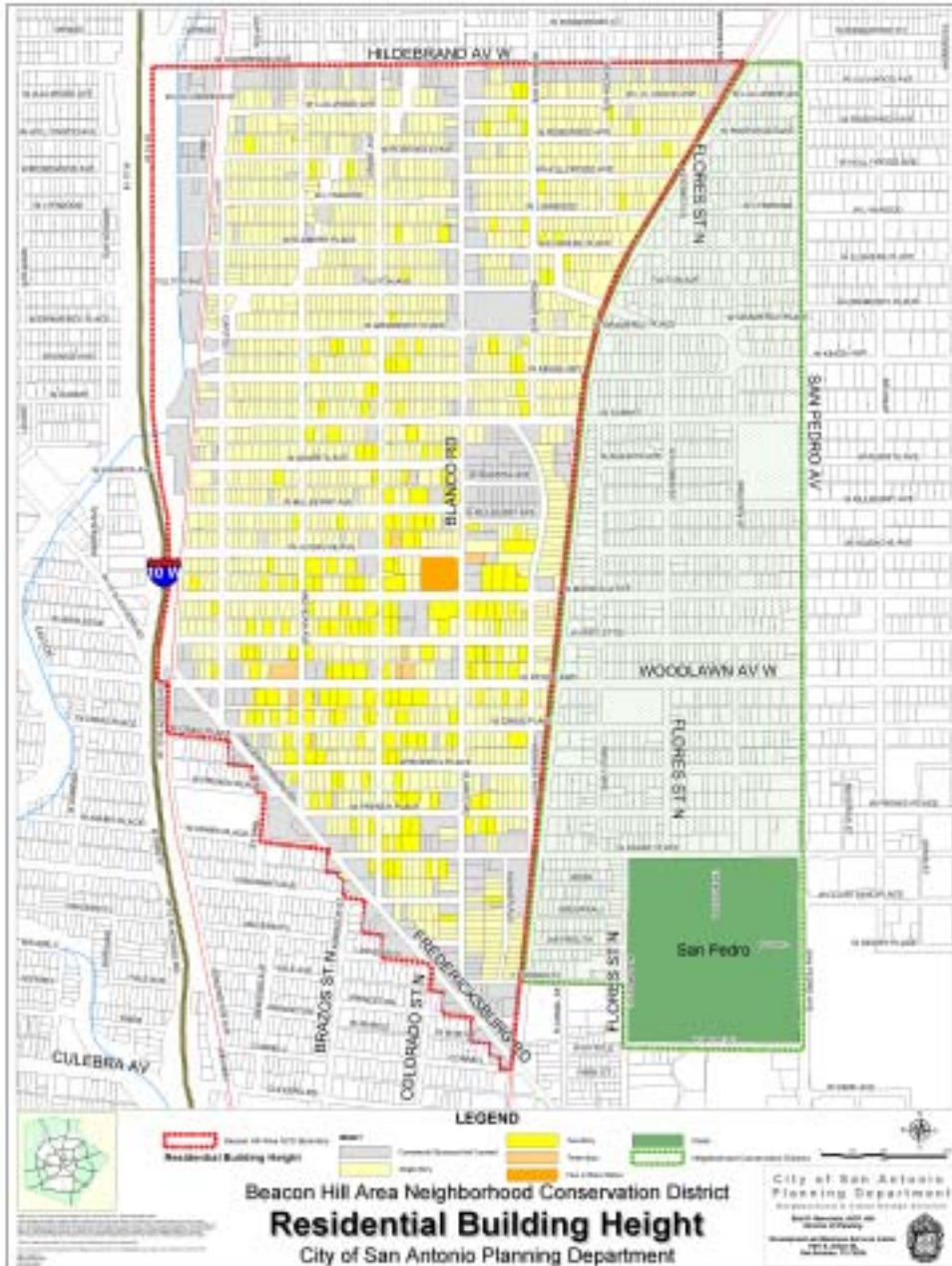
-  Beacon Hill Area NCD Boundary
-  None
-  Garage Has Been Converted
-  Attached Garage
-  Detached Garage
-  Carport
-  Parks
-  Neighborhood Conservation Districts

BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



RESIDENTIAL BUILDING HEIGHT MAP



NOTES:

The Residential Building Height Map distinguishes the existing one, two, three and four-story residential structures found in the NCD Area. As is common in similar neighborhoods, the one-story and two-story residential structures are most common.

LEGEND

- Beacon Hill Area NCD Boundary
- Commercial Structures Not Counted
- Single Story
- Two-Story
- Three-Story
- Four or More Stories
- Parks
- Neighborhood Conservation Districts



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

NOTES:

The front porch is a common feature found on residential structures in this neighborhood. The front porch feature is strongly influenced by the Craftsman (Bungalow) architectural style, among others, commonly found in Beacon Hill and adjacent areas.

RESIDENTIAL PORCH CONFIGURATION MAP



BEACON HILL AREA

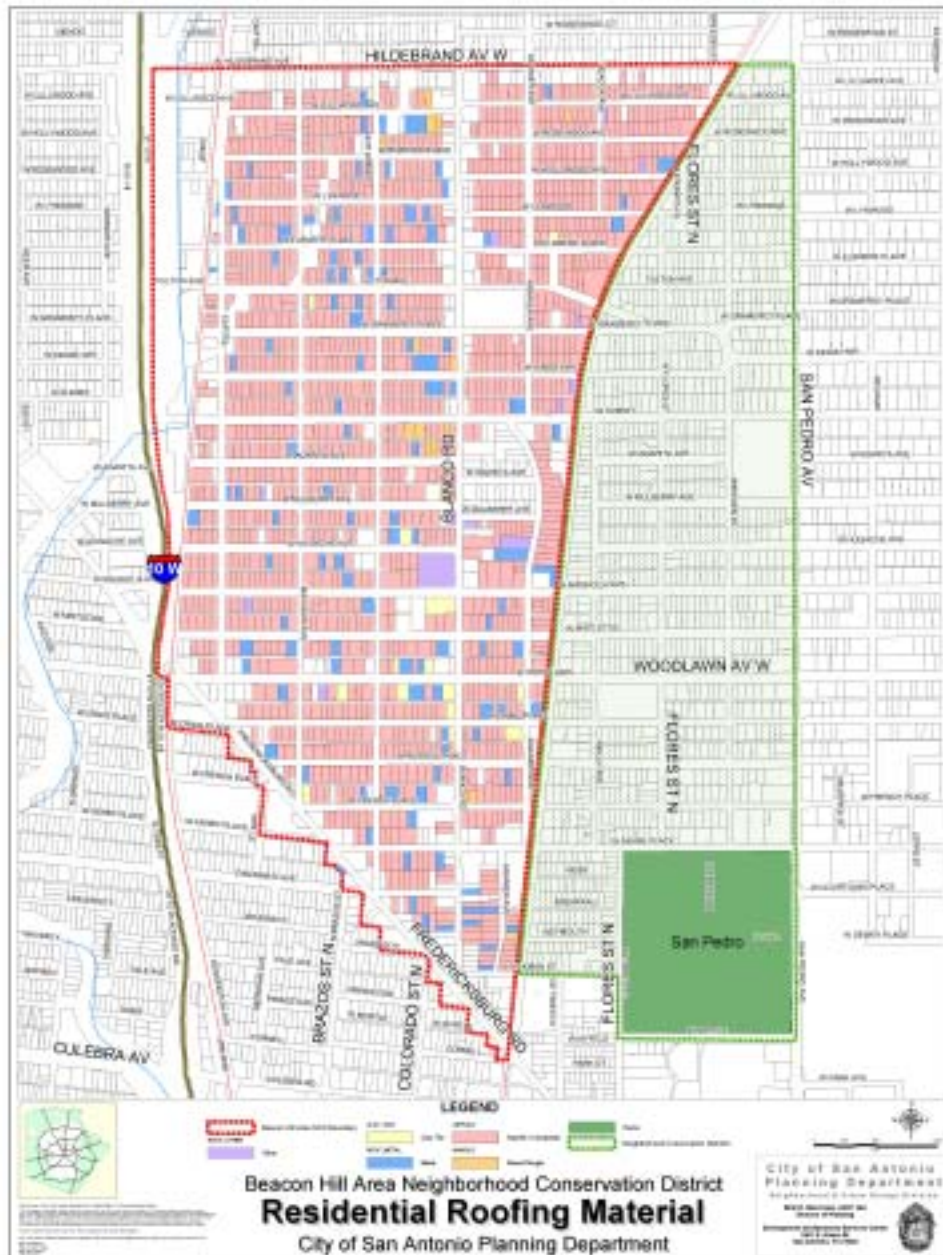
NEIGHBORHOOD CONSERVATION DISTRICT



RESIDENTIAL ROOFING MATERIALS MAP

NOTES:

The Residential Roofing Materials Map depicts a high number of structures with composite (asphalt shingle) roofs. While the frequency of the material dominates the roofs in the NCD area, this does not necessarily represent the historical frequency of other roofing materials found in the neighborhood. The occurrence of the asphalt roof can be attributed to the relative cost and common usage of the material over the past 40 to 50 years, several decades after the neighborhood's original development. Since this building feature requires regular maintenance and replacement, many of the original roof material types have been replaced by the composite roof system common to modern residential construction.



LEGEND

- Beacon Hill Area NCD Boundary
- Clay Tile
- Metal
- Asphalt / Composite
- Wood Shingle
- Other
- Parks
- Neighborhood Conservation Districts



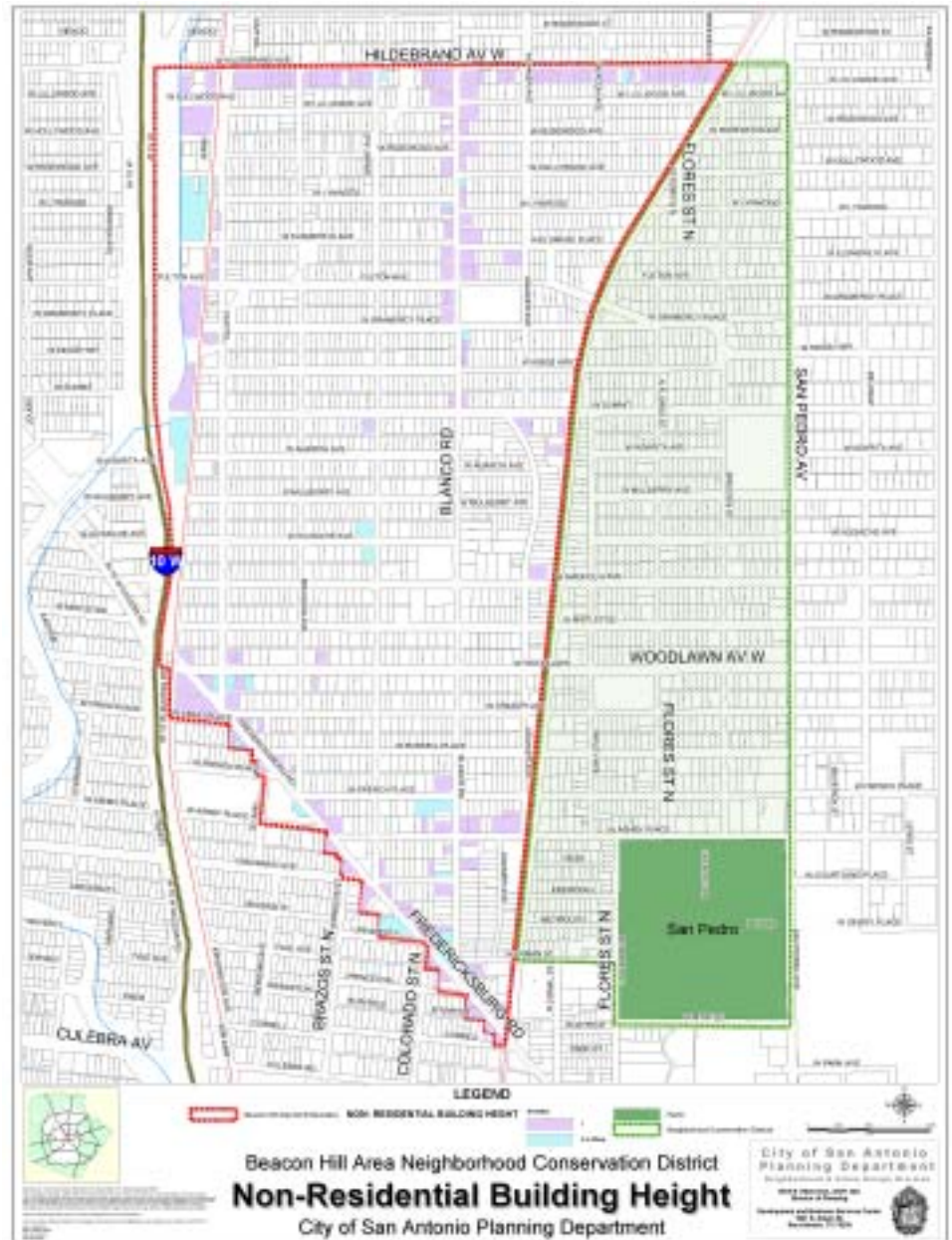
BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

NOTES:

As was shown in the Residential Building Height Map, non-residential structures are typically of a small scale and maintain lower building heights of 1 or 2 stories. The building heights of these structures is indicative of the relative scale of the commercial areas found within the NCD Area.

NON-RESIDENTIAL BUILDING HEIGHT MAP



BEACON HILL AREA

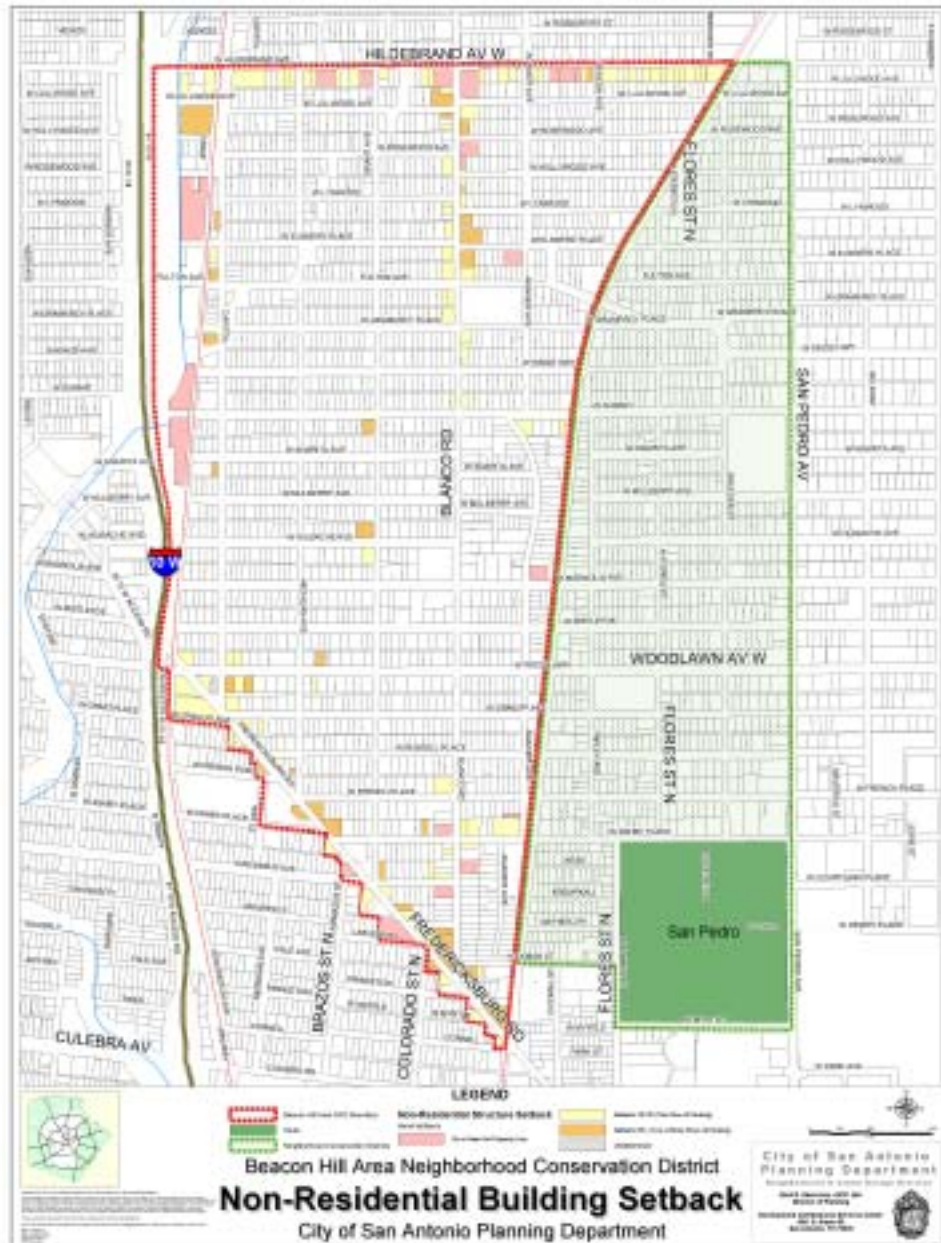
NEIGHBORHOOD CONSERVATION DISTRICT



NON-RESIDENTIAL BUILDING FRONT SETBACKS MAP

NOTES:

The Non-Residential Building Front Setbacks Map depicts the placement of non-residential buildings relatively close to the street or front property lines. This trend in building placement is indicative of the existing pedestrian-oriented environment which is highly valued in this neighborhood.



LEGEND

- Beacon Hill Area NCD Boundary
- On or Near the Property Line
- Setback 18'-25' (One Row Parking)
- Setback 25'+ (Two+ Rows Parking)
- Undetermined
- Parks
- Neighborhood Conservation Districts



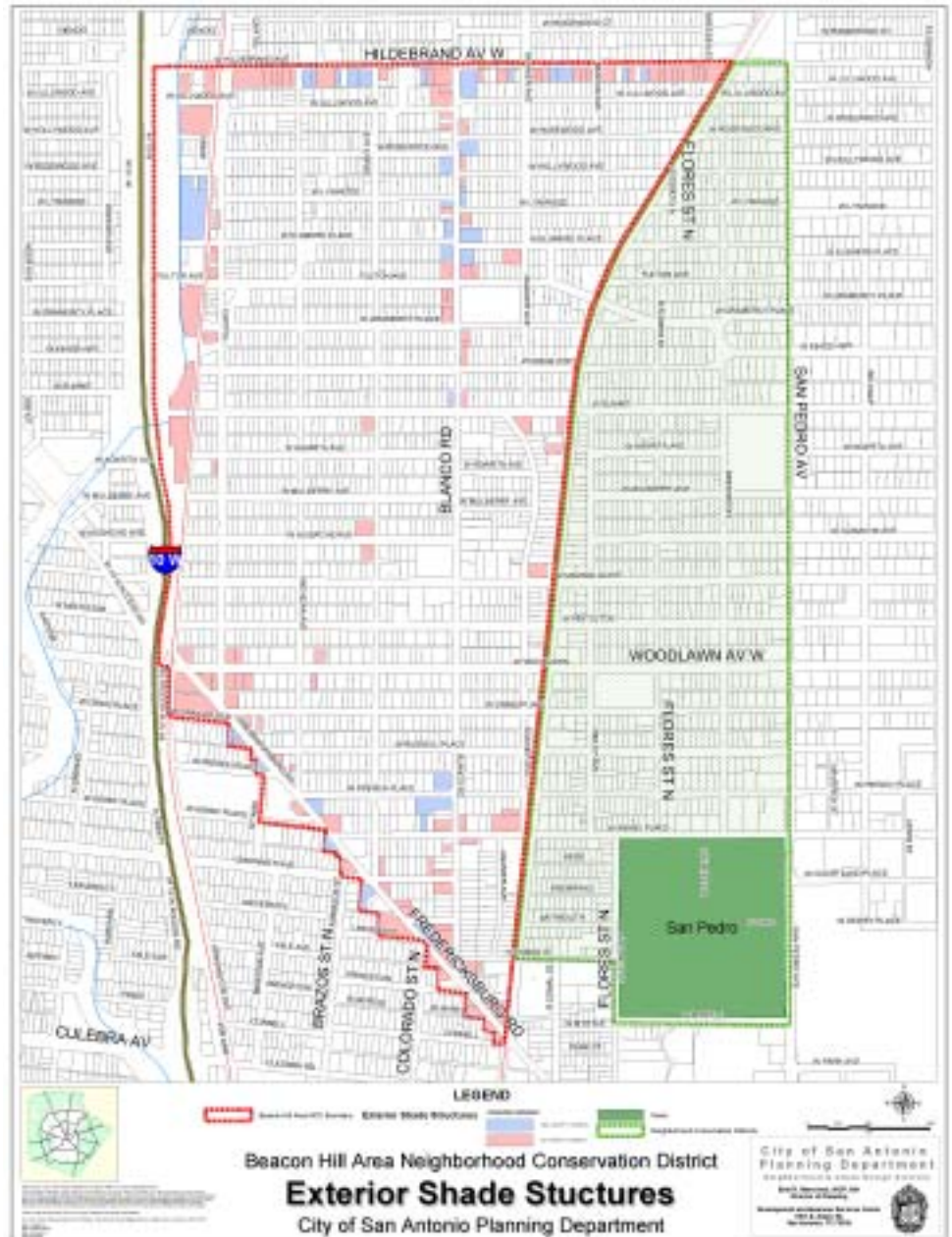
BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

NOTES:

The Non-Residential Exterior Shade Structures Map details the frequency of awnings or canopies on commercial structures. The map shows a higher concentration of exterior shade structures on buildings in the Midtown On Blanco area, which is a successful user-friendly commercial area. Repeating the historical building pattern by using awnings and canopies would greatly enhance the appearance of storefronts along West Hildebrand Avenue, Fredericksburg Road and Blanco Road.

NON-RESIDENTIAL EXTERIOR SHADE STRUCTURES MAP



BEACON HILL AREA

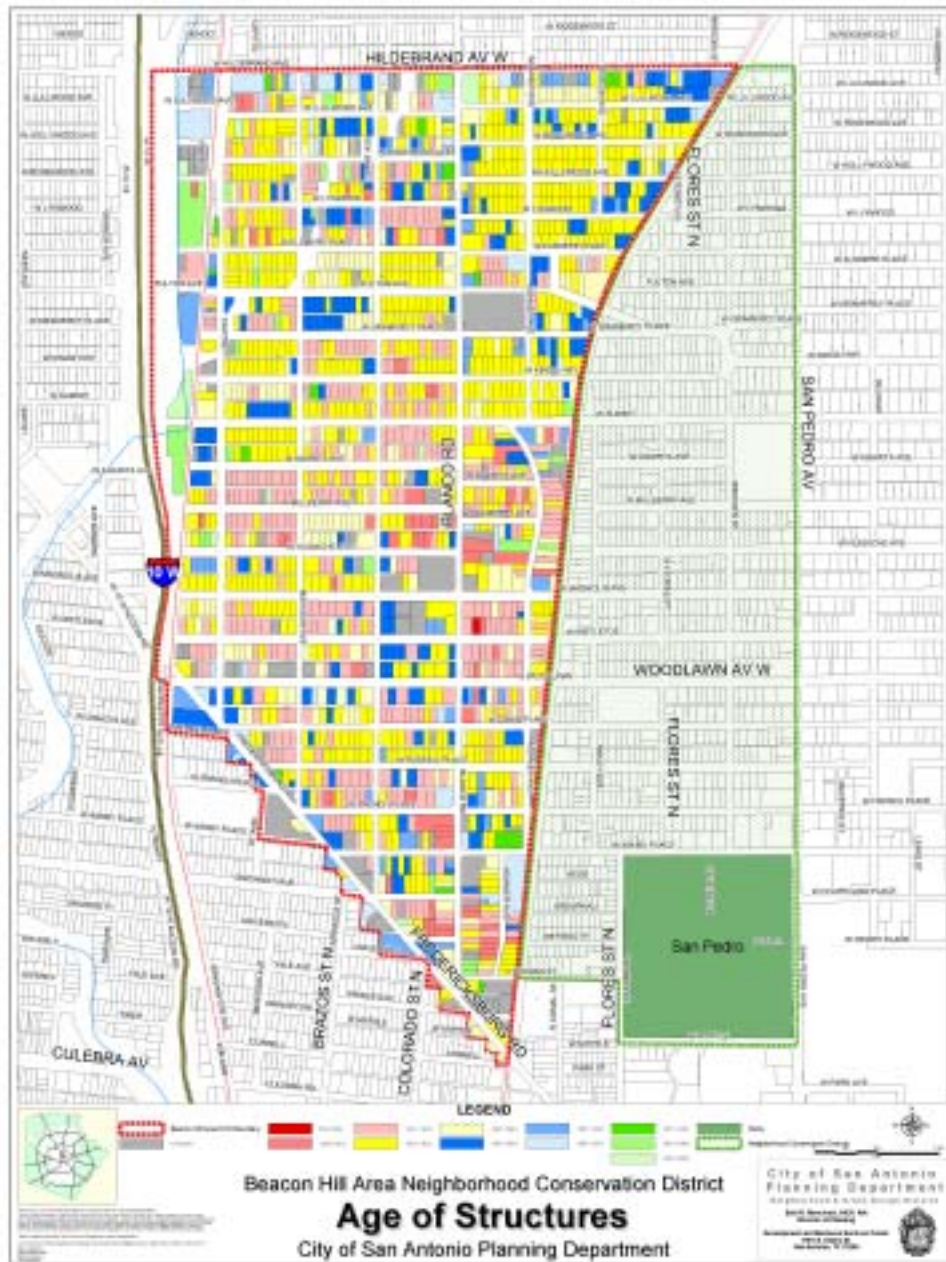
NEIGHBORHOOD CONSERVATION DISTRICT

AGE OF STRUCTURES MAP



NOTES:

The Age of Structures Maps identifies the age (by decades) of individual structures as kept on record with the Bexar County Appraisal District (BCAD). The data contained in this map. While the information may not reflect the exact age of each of the structures, the data is the best available source of map-ready information approximating the time period in which the original structures were built.



LEGEND

	Beacon Hill Area NCD Boundary
	Unknown
	Pre-1900
	1900-1910
	1911-1920
	1921-1930
	1931-1940
	1941-1950
	1951-1960
	1961-1970
	1971-1980
	1981-1990
	1991-2000
	Parks
	Neighborhood Conservation Districts